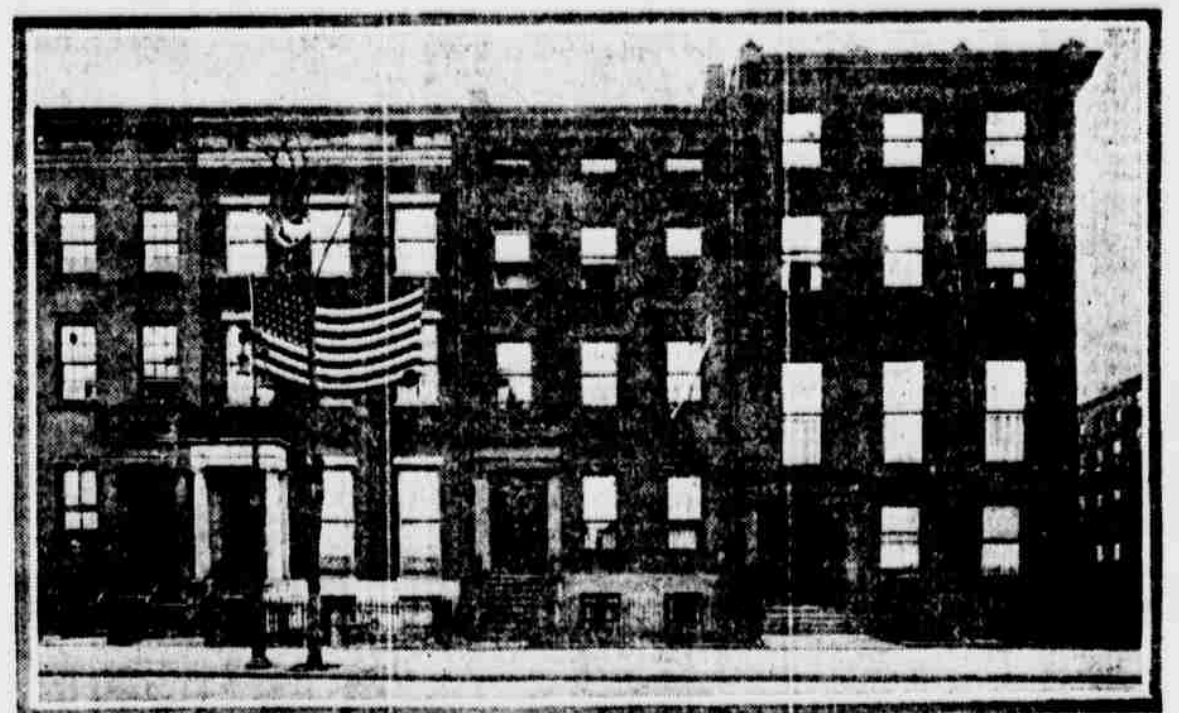


# NOVEL TYPE OF COOPERATIVE FLAT FOR FAMOUS FIFTH AVE. CORNER

Something new in cooperative apartment houses is planned for the northeast corner of Fifth avenue and Ninth street on the site of the former home of Gen. Daniel Stedman and the two houses adjoining on Fifth avenue. While the house will have all the features common to the usual high class cooperative residence, this building, one of the chief features will be the modest cost of its apartments. Mr. Morgenthau, Jr., is engineer of the project, which will be a detached building, one of the chief features will be the modest cost of its apartments. Mr. Morgenthau, Jr., is engineer of the project, which will be a detached building, one of the chief features will be the modest cost of its apartments.



Old Stedman residence at Fifth Avenue and Ninth Street, with its neighbors, to give way to new cooperative apartment.

## TITLE ABSTRACTS SOMETIMES WRONG

One Had Very Lively Owner Dead—Owner Wanted Damages for Leaky Tub.

In an experience of many years in this company, writes a correspondent of the Real Estate Bulletin, I have never seen a queer case that has never been published. I had a Dr. Watson of my own I think he would make up a story about a leaky tub, a beautiful Swiss village, where each house has individual character, reflecting the character of its owner, and the producer a harmonious and beautiful effect. The preliminary work has been placed in the hands of Walter H. Wilder of the firm of Wilder & White, who will be in charge of the building.

"As to the interior, of course everything depends upon the desires of the individual tenant. The features will be incorporated, including open air sleeping porches, open air dining rooms, co-operative playground for the children on the roof, under the supervision of an expert in child work, and a studio on the top floor which may be used by the day or hour and used for classes in dramatics, art or music."

John Smith (his name wasn't so ordinary as that) applied for a loan on a house he had owned for over thirty years. When the time for closing came Mr. Smith went down to the title company and found that his title had not been approved. He was told to ask the reader. The reader, you know, is the man who goes over the examiner's work and tells the examiner how much better he had done. Mr. Smith asked the reader why the title wasn't approved. "Are you the John Smith who applied for this loan who got title in 1885?" asked the reader.

"Well," said the reader, "your abstract shows that you died a year ago and your oldest son has brought suit against his four brothers to partition this property. Look, here's the partition deed. He said he had never been married, never had any children, never even died. He was especially stubborn on this last point, and wouldn't even read the abstract to show him. Withal he seemed so honest about it that the reader, while proving that he couldn't take Smith's statement as against the decree of the Supreme Court, consented to Smith's producing friends of his to confirm his statement that he hadn't died. Smith turned out ultimately that Smith was telling the truth. He hadn't died. The heirs of another man of the same or similar name or names didn't know what property John Smith had left and so they had started a suit to partition everything that stood in the name of John Smith, not realizing that there might be more than one man of that name."

Now don't say "That's strange." It isn't. It was later Liebermann. Ten years before he had conveyed two adjoining parcels of land by description that left unconverted a strip of half an acre between the two. I drew up a quit claim deed and sent one of my men to tell the reader to ask him to sign it. Sure he would sign it, and he wouldn't charge for it, either. He wasn't that kind of a man. It was right to give the deed, but, horrors! How did he know I was entitled to it? He couldn't tell without examining the title and he wouldn't examine the title until he could find time. He would have to examine the title to satisfy his conscience. For

## TO PART WITH OLD ESTATE.

Held Since 1770, Brooklyn Property Is to Be Auctioned.

A parcel which has been held by one family since 1770 is to be sold this month at public auction by Joseph P. Day. The property is at 44 to 50 Middle street, Brooklyn, and will be sold on November 14 at the Vesey street auction room.

The property is part of a large tract of land owned by Aert Midland, who died in 1777, leaving it to his son John and a grandson, John Midland died in 1811, in turn leaving the lands to his son Aert for life. He left it to his death to his wife and daughters.

In 1852 in a partition suit the lots were allotted to Samuel B. M. Sands and Magdalen, his wife, one of the daughters of Aert Midland. Sands and Magdalen, his wife, one of the daughters of Aert Midland. Sands and Magdalen, his wife, one of the daughters of Aert Midland.

SIX MINUTES TO QUEENS. Trains to Bridge Plaza, L. I. City, Big Aid to Development. Queensboro Subway service to the Bridge Plaza station in Long Island City, which was established on Sunday, November 5, makes the running time from Grand Central Station to the Bridge Plaza eight to ten minutes. An express service will be placed in operation in the near future, however, that will cut down the running time to six minutes. Trains are now operated at five minute intervals, and as soon as the balance of the rolling stock is delivered from the Queensboro Subway Company for the Queensboro Subway trains will run at two or three minute intervals.

HUNDREDS of men are rushing to complete the extension from the Bridge Plaza three miles northward to Astoria and five miles eastward to Woodside. Hundreds of men are rushing to complete the extension from the Bridge Plaza three miles northward to Astoria and five miles eastward to Woodside. Hundreds of men are rushing to complete the extension from the Bridge Plaza three miles northward to Astoria and five miles eastward to Woodside.

CENTRAL PARK WEST SALE. Dwelling Near 85th St. Rec'd by Mortgage Holders. Frances T. Breen and Robert P. Potter have rec'd 248 Central Park West, which they took over last August as plaintiffs in a foreclosure action. It is a four-story, semi-detached brick and stone dwelling at 2121 Sixty-seventh street, adjoining the south corner of Eighty-fifth street. The new owner will occupy. At the auction the price was \$100,000, but the property was sold for \$100,000. The city assesses the property at \$100,000.

HOME BUYING IN BROOKLYN. A. A. Schilling has sold for Berthel Zippel the six family brick tenement house at 464 Harman street, on lot 505 100 to Anna C. Krudner for investment, and for Arthur Krudner the two family house at 157 Palmetto street to Alice Cotherington for occupancy. The Alto Building Company, renovated the two family brick tenement house at 464 Harman street, on lot 505 100 to Anna C. Krudner for investment, and for Arthur Krudner the two family house at 157 Palmetto street to Alice Cotherington for occupancy.

## NEW BEECHURST HOUSES.

Builders Planning for Big Season—Were Caught Short Last Spring.

Preparations are now being made at Beechurst for the big season of building which will come in the next few months. After the new year builders will be set to work on thirty detached dwellings now planned.

Builders would have disposed this year of more dwellings than they had built. For this reason the supply for next spring's market will be as large as ever. To meet the unexpected demand the construction of fifteen dwellings was started last spring. Of this number thirteen have been sold and the other two are subject to negotiations at the present time.

DESIGNING HARLEM HOSPITAL. Buchanan & Fox, architects, have been selected to prepare plans for the new hospital at 31 and 33 East 123rd street and 1917 and 1919 Madison avenue, and the nurses' home at 45 and 47 East 123rd street for the Hospital for Deformities and Infant Diseases, Dr. Henry W. Beaumont, director. The hospital will be a four-story building, 100,000 sq. ft. in area, and will be one of the finest hospitals in the city. It is understood that the hospital is negotiating for additional land adjoining.

BROKER IN BOWERY DEAL. The Charles E. Noyes Company was the broker in the sale last July of 258 Broadway, five-story stone and brick building, between East Jones and East Fourth streets. On June 27 the property was sold in foreclosure to Charles Schilling for \$100,000.

ROMANIAN PRINCE IN 18TH ST. Prince Jean Paleologu of Rumania has rented for his residence the dwelling at 140 West Thirtieth street, owned by the Guaranty Trust Company, for a term of years through the Duroso Company.

CITY DWELLINGS LEASED. William B. Ney & Co. have rented the dwellings at 41 East Seventy-fourth street for Florence M. Jamison to John H. Morley, 40 West Fifty-sixth street for E. B. Vanderhoof to Frederick H. Lancaster, 54 East Fifty-sixth street for Emma K. Richardson to Joseph H. Draper, 41 East Seventy-second street for Clara Cain to William B. Bristow and 75 East Eighty-first street for the Edgar A. Levy Leasing Company to Carl F. Ehlman.

SALES AT HOWARD BEACH. Recent sales at Howard Beach station by Smith & Richmond, sales managers, include two waterfront lots on Hawthorne Beach, south of Lighthouse avenue, to E. L. Engert of Astoria, two lots on Deer avenue, near Dunham avenue, to L. P. Van Dyke, Manhattan; two lots on Hawthorne Beach near Flushing avenue, to Robert Buck of Rockaway.

**REAL ESTATE AT AUCTION.**

**Absolute Executor's Sales**  
To Close ESTATE OF DANIEL E. SEYBEL, Deceased.

**Tuesday, November 21**  
AT 12:00 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14 VESLEY ST., N. Y. C.  
YONKERS, N. Y.

The N. W. Cor. of S. Broadway and Valentine Lane.  
A Vacant Plot, 141.10x116.60x132.13x100.

1,680 Avenue "A"  
(Between 10th & 11th Streets.)  
A 2 story, color brick and brownstone front tenement, with store. Size of lot 20x100. Ground.

301 Dyckman St.  
(Between 10th & 11th Streets.)  
A 2 1/2 story frame dwelling and 1 story front building used as store. Size of lot 140x100. Ground.

S. S. of Nagle Av.  
(Between 10th & 11th Streets.)  
A vacant plot, 100x200.

S. W. Cor. Eagle Av. and 156th St.  
A 4 story brick tenement, with store. Size of lot, 20x100.

706 to 710 Eagle Av.  
(Adjoining R. E. Cor. of 14th St.)  
A vacant plot, 70x115.03.

EDWARD S. CLINCH, Esq., Attorney, 41 Park Row, N. Y. C.

715, 717 and 721 Eagle Av.  
(Between 10th & 11th Streets.)  
To be sold separately.  
Three 2 story and basement brick two family houses. Size of each lot 18x100. Irregular.

1,334 to 1,336 Webster Av.  
(Between 10th & 11th Streets.)  
A vacant plot, 100x130.67x100.84.

South Side of 226th St.  
(Between 10th & 11th Streets.)  
A vacant plot, 100x130.67x100.84.

N. W. Cor. of Terrace View Av. and Leyden St.  
A triangular plot, 100.00x100.78x72.9.

Port Chester, N. Y.  
(Whittier Park)  
(Corner of Ridge Street, Hawthorne and Greenburgh Avenues.)  
A vacant plot, 107x108.42x104.28x106.27.

**Supreme Court Partition Sale**  
HARRY M. BRIGHAM, Esq., Referee.

**Monday, November 20**  
AT 12:00 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14 VESLEY ST., N. Y. CITY

131 Eighth Avenue  
(Between 10th & 11th Streets.)  
A 5 story brick tenement with store. Size of lot 23x100.

**Tuesday, November 21**  
AT 12:00 O'CLOCK NOON, AT EXCHANGE SALESROOM, POST OFFICE BLDG., JAMAICA, N. Y.

10 Woodhaven Junction  
Lots  
4th Ward—Queens Borough  
TO BE SOLD SEPARATELY  
BLAUVELT & WARRREN, Attys. for Plffs., 61 Broadway, N. Y. City.  
Write for info.

64 Bayside Lots  
3rd Ward—Queens Borough  
TO BE SOLD SEPARATELY  
Including 2 corners.  
BLAUVELT & WARRREN, Attys. for Plffs., 61 Broadway, N. Y. City.  
Write for info.

St. James St., N. Y. City.  
Phone 741-0111.

**SPRINKLER SYSTEM ORDERS.**

Fire Commissioner No Longer Has Authority to Order Installation.

By a decision of the Board of Appeals on Thursday last it was determined that the authority to require the installation of automatic sprinklers, heretofore exercised by the Fire Commissioner, no longer exists. This decision was rendered in the case of Hyman Adelshtein and Abraham Avrutin, owners of the factory building at 82 to 86 Rutgers slip, Stapleton, who appealed from an order of the Fire Commissioner requiring the installation of a sprinkler system in their building.

The decision will invalidate all orders for automatic sprinklers and other fire extinguishing appliances other than standpipes issued by the Fire Commissioner since March 18, 1915.

**BILLION DOLLAR YEAR.**

\$1,121,610,307 Involved in Building Projects Since January 1.

Building and engineering operations in the middle West, Eastern and Southern States show a most appreciable increase according to data of contractors let during the period January 1 to November 1, compiled by the F. W. Dodge Company. Contracts were closed for under takings involving an expenditure of \$1,121,610,307, this sum being greater by \$25,443,297 than operations contracted for in the same approximate period of the year arranged for this year, the figures show, is the largest contracted for in the last ten years.

Toward this record of progress and prosperity, the high cost of labor and materials, New York State and northern New Jersey contribute \$23,106,000, an amount approximately 2 per cent of the year's record being that of 1913, when the contracts totaled \$223,752,000.

**RENTS SMALL 6TH AVE. CORNER.**

A. A. Hagaman has leased to the Hagen Realty Company the building at the northeast corner of Third street and Sixth avenue. This structure occupies a 60x60 ft. lot, having frontage on Sixth avenue of 3 feet 6 inches and 60 feet on Third street. The width in the rear is 18 feet. The building has been vacant since the removal of the contractors in 1915. The lease is for a term of years, the leasehold interest being held by the Hagen Realty Company.

**THE LOTHEN BLDG. COMPANY** has leased to the National Bldg. Co. the corner store in the building now being erected at the northwest corner of Madison avenue and Twenty-ninth street, for a term of years, the leasehold interest being held by the Hagen Realty Company.

**THE DURESS COMPANY** has leased the four-story building at 44 West Fifteenth street for Isabel K. Bone and Margaret A. Gaston to the Erie Trust Company for a term of years, a store at 200 West Fourteenth street to the Women's Congressional Union, and first floor at 152 West Fourteenth street to Duress & Hirsch.

**PEASE & ELLMAN** have leased a loft in 851 West Forty-second street to the Federal Rubber Company.

**CITY DWELLINGS LEASED.**

William B. Ney & Co. have rented the dwellings at 41 East Seventy-fourth street for Florence M. Jamison to John H. Morley, 40 West Fifty-sixth street for E. B. Vanderhoof to Frederick H. Lancaster, 54 East Fifty-sixth street for Emma K. Richardson to Joseph H. Draper, 41 East Seventy-second street for Clara Cain to William B. Bristow and 75 East Eighty-first street for the Edgar A. Levy Leasing Company to Carl F. Ehlman.

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**REAL ESTATE FOR SALE—QUEENS.**

**Beechurst on the Sound**

This Beautiful Home of 10 Rooms and 2 Baths, LOCATED ON 1/4 ACRE PLOT

Large shade trees, shrubs, etc. Large living room, enclosed porch, sleeping porch, open fireplace, hot water heat, hardwood trim, sewer, water, gas, electric, sidewalks, etc. 27 minutes to center of city, 2 minutes to station; privileges of restricted bathing beach, dock, anchorage, etc. Terms \$1,000 cash, balance easy terms. Good title. STEPHENSON, 218 W. 34th St., Tel. Gray 1760.

**WESTCHESTER REAL ESTATE FOR SALE.**

SEE THE NEW HOMES AT Kew Gardens  
15 minutes from Herald Sq.

**LONG ISLAND REAL ESTATE FOR SALE.**

**To the Man of Moderate Means:**

We wish to tell you about Nassau Haven, the Garden Suburb, at Hyde Park, L. I.

It's fit for the millionaire, within the means of millions.

Let us tell you about the beautiful homes, built for Spring 1917, now in price from \$3,500 to \$5,000, including plot, fruit trees, shrubs, flowers, etc. Any home or plot may be purchased with a small payment down and monthly payments.

This property is within a few yards of the Railroad Station at Hyde Park, and within three to five minutes of the Penn. Station, N. Y. City. Call or write.

**Robert E. Farley Organization**  
(Nassau Haven Board) Country Life-Exposition Grand Central Terminal.

**Fieldston**

To preserve the beautiful park section, the City of New York has restricted.

**Fieldston**

to high class residential development only.

Attractive Plans.  
Send for Views "N."

**DELAFIELD ESTATE**  
Tel. 277 John  
57 CEDAR STREET

**Strathmore House**

Riverside Drive  
SOUTHWEST CORNER

9 Rooms, 3 Baths, \$2,500  
2 Rooms, 3 Baths, \$3,500

Large sunny rooms, with best light and air and splendid view of river. Near Subway Station.

**DECORATIONS TO SUIT**  
Apply to Owner on Premises.  
Telephone Morningside 488

**PARK HILL**  
On the Hudson

This Bungalow on Mahopac Point, Lake Mahopac  
For Sale at Cost on Easy Terms.

Permanent Water, Electricity and Boat Mooring WITHIN COMMUTING DISTANCE.  
Photographs of Interior and View of Property by Mail.

**Mahopac Point Corporation**  
Dept. 4, 40 West 22d St.  
Phone 9800, Madison Square

**All Light Lofts**

38-44 WEST 21ST ST.  
12 STORY BUILDING, 67000.  
100% SPRINKLER SYSTEM.  
FULL COMMISSION TO BROKERS.

**OVERLOOKING OCEAN.**

1215 10th Ave. N. Y. C.  
This beautiful home, with a view of the ocean, is for sale at a very low price. It has 10 rooms, 2 baths, and a large porch. The owner is leaving the country and will accept a low price for it. Call for particulars.

**17.50 A MONTH**

RITE 7th Avenue Bungalow  
This beautiful bungalow, with a view of the ocean, is for sale at a very low price. It has 10 rooms, 2 baths, and a large porch. The owner is leaving the country and will accept a low price for it. Call for particulars.

**13 A MONTH**

13 A MONTH BUNGALOW  
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**TO SELL BREWERY REALTY.**

Eleven properties of the Consumers Brewing Company of Brooklyn in Brooklyn, Long Island City, Astoria, Flushing, Whitehouse, Strongsville, etc. Most of which will be sold at auction in Brooklyn, N. Y. City. The sale will be held November 21 in the Vesey Street Auction Room.

**INVESTMENT WORRIES**

Many investors are worried about the future of the stock market. The price of stocks has fallen sharply since the beginning of the year, and many investors are worried about the future of the stock market. The price of stocks has fallen sharply since the beginning of the year, and many investors are worried about the future of the stock market.

**North Jersey Title Insurance Co.**

New York City, N. Y. C.

**MOUNTAIN LAKE RESIDENTIAL TRAIL**

1000 Mountain Lake, N. Y. C.

**REAL ESTATE**

1000 Mountain Lake, N. Y. C.

**BRyan L. KENNEDY**

1000 Mountain Lake, N. Y. C.

## Woman to Give New York City Largest and Finest Automobile Storage Plant



A woman, Mrs. Mary E. Pinchot, is building the largest garage planned up to date in New York City. It will cover the 1 1/2 feet of frontage at 108 to 123 West Sixty-fourth street which is owned by Mrs. Pinchot.

The structure will be twelve stories high and will contain about 2,500,000 cubic feet. It will be one of the finest structures of its kind, and because of features which will appeal strongly to automobile owners, it is expected to bring in thousands of feet of space. The building will be ready for use next May. Walter Haeffels designed it and the job of construction has been given the Hanco Building Company.

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